

to Federal agencies, state and local governments, elected officials, the business community, and to interested parties.

GSA made diligent efforts to solicit input from all potentially impacted parties, and GSA also made diligent efforts to keep the community fully informed during the NEPA process. This was accomplished using newspaper Public Notices, newsletter direct mailings, community meetings, written correspondence, Public Meetings, and through maintaining an open dialogue with representatives of the City of Chattanooga and Hamilton County. GSA communicated regularly and openly with the community to keep all parties fully informed during the process. The chronology of the scoping events is outlined in the Draft EIS I-C.

#### **Alternatives Considered:**

##### **No-Action Alternative**

Under the No-Action Alternative, the Federal Government would retain the property with continuing Federal ownership and maintenance responsibilities. However, because Volunteer is no longer operational or needed for its original purpose, this alternative would maintain the majority of the property as undeveloped. Existing leases would continue, and new leases would likely be negotiated. Tenant leases would remain in the industrial area of the site with access to the existing utility infrastructure and the transportation network. There are currently 21 tenant leases at Volunteer, which employ approximately 300 people. Federal responsibilities would include the provision of a caretaker and expenses of upkeep for grounds and building maintenance, security, and utility services. In the absence of a productive Federal use for the property, the costs for continuous upkeep would represent an expense to the taxpayer, although some of this cost would be offset by tenant rents. However, the local community would not realize the benefits of this property returning to the local taxing authority for beneficial reuse.

##### **Disposal Alternative**

###### **General Considerations**

The Disposal Alternative is the proposed action by the Federal Government. This is the GSA preferred alternative. The conveyance to local governments or institutions for reuse or sale would be accomplished in accordance with the Federal Property and Administrative Services Act. The Disposal Alternative would result in indirect and longer term impacts that would occur over time. Indirect impacts are those that are "reasonably foreseeable" as long range consequences of the action. As defined in 40 CFR 1508.8, indirect impacts may include environmental impacts attributable to changes in population density and land uses that are induced by the Proposed Action.

Land use scenarios (A, B, C and D) were developed in the preparation of the Draft and Final EIS in partnership with the